

CITY OF YELLOWKNIFEBY-LAW NO. 3726

A BY-LAW of the Council of the Municipal Corporation of the City of Yellowknife in the Northwest Territories, to designate Lot 1, Block 2, Plan 68 and the buildings on the Lot as a Heritage Site of historic and architectural value as interest and worthy of protection as a heritage resource.

## PURSUANT TO:

- a) – Section 106 of the Cities, Towns and Villages Act, R.S.N.W.T., 1988c. C-8 and the Planning Act, R.S.N.W.T., 1974C, P-8;
- b) By-law No. 3445, a by-law to provide for the protection of Yellowknife's heritage resources.

WHEREAS the Council of the Municipal Corporation of the City of Yellowknife adopted a Policy for the Preservation and Development of Yellowknife's heritage resources, by resolution on July 27, 1987; and

WHEREAS the Council of the Municipal Corporation of the City of Yellowknife adopted a General Plan whose goals and objectives G.11.2, G.11.3, G.12.2, G.14.1 and G.14.2 make reference to various aspects of preservation of historical resources.

NOW THEREFORE, THE COUNCIL OF THE MUNICIPAL CORPORATION OF THE CITY OF YELLOWKNIFE, in a regular session duly assembled, hereby enacts as follows:

**APPLICATION**

1. That the real property known as the Hudson Bay Warehouse, more particularly described as Lot 1, Block 2, Plan 68, and the buildings on Lot 1 at the time of adoption of this By-law, is of historic and architectural value and interest, as described in Schedule A hereto, and worthy of protection as a heritage resource and is therefore designated as a heritage site in accordance with By-law No. 3445.
2. Prior to Second and Third Reading of this By-law, a public hearing shall be held in accordance with By-law No. 3445, Sections 4, 5, 6 and 7.
3. Following Third Reading of this By-law, the City Clerk is authorized to add the aforementioned property to the list of sites designated as heritage sites and forming a schedule to By-law No. 3445 in accordance with Section 7 (3) of that By-law.
4. Following Third Reading of this By-law, the Planning and Lands Department of the City is authorized, in accordance with By-law No. 3445, Section 11, to:
  - a. register against the aforementioned property in accordance with the forms of the Lands Title Office, a copy of this heritage designation;
  - b. enter on all zoning maps of the City indications of designated heritage sites; and
  - c. serve notice of the enacted by-law on the owner and on the occupant of the property.

5. Following Third Reading of this By-law, the Senior Administrative Officer for the City of Yellowknife is authorized to provide financial assistance to the sympathetic renovation of heritage property as provided for in By-law No. 3445, Section 16 (1).

**EFFECT**


6. That this by-law shall come into effect upon receiving Third Reading and otherwise meets the requirements of Section 58 of the Cities, Towns and Villages Act.

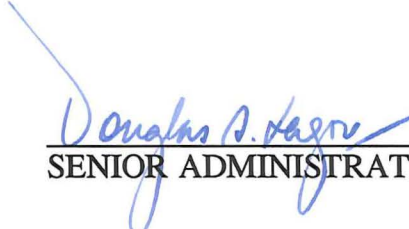
READ a First Time this 25 day of October A.D., 1993.

  
MAYOR


  
SENIOR ADMINISTRATIVE OFFICER

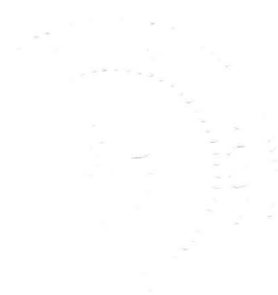
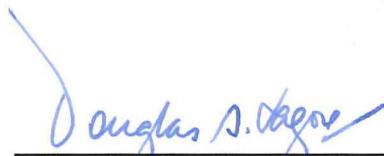
READ a Second Time this 13<sup>th</sup> day of December A.D., 1993.

  
MAYOR

  
SENIOR ADMINISTRATIVE OFFICER

READ a Third Time and Finally Passed this *13<sup>th</sup>* day of  
*December*, A.D., 1993.

  
MAYOR

  
  
SENIOR ADMINISTRATIVE OFFICER

## Schedule A

### Evaluation of a Heritage Resource for Designation

Name of the Site: Hudson Bay Warehouse  
Built: 1945  
Location: Lot 1, Block 2 (#3501 Wiley Road)

The Hudson Bay Warehouse (Lot 1, Block 2 - #3501 Wiley Road) has been evaluation in accordance to the criteria approved by Council Motion No. (adopted on February 1988). On the basis of this evaluation, the City of Yellowknife Heritage Committee is recommending that the Hudson Bay Warehouse property be designated a Heritage Resource in the City of Yellowknife. The rationale is based on:

1. The Hudson Bay company is the oldest and, historically, single most important commercial operation in northern Canada. The "Bay's" association with Yellowknife dates back to the City's founding and the opening of the Bay Store in the fall of 1938. After fire destroyed the first building, the Hudson Bay began construction of a larger store and warehouse on the site identified above. The new store, which was officially opened in August of 1945, remains remarkably unchanged and is one of Yellowknife's finest examples of an early retail and warehouse operation.
2. The building is attractive, in good condition and is currently being rehabilitated. The owner has made an effort to retain original doors, windows and interior layout. Of special interest are the painted floors of the warehouse indicating where specific supplies were stored, and the original cold storage room, both of which have been retained.
3. The site is also significant because of its prominent location in Oldtown, directly across from the Canadian Pacific Float Base and a few lots removed from the Wildcat Cafe, both of which were designated as Yellowknife Heritage Resources in 1992.
4. The building is large and structurally sound. It can be easily subdivided without detracting from its heritage significance, making it suitable for a number of uses including retail, commercial and residential.

